



991650LW

THIS SPACE RESERVED FOR RECORDER'S USE

2014-000785

Klamath County, Oregon

01/28/2014 03:12:04 PM

Fee: \$47.00

After recording return to:

Richard N. Brogdon

PO Box 432

Klamath Falls, OR 97602

Until a change is requested all tax statements shall be sent to the following address:

Richard N. Brogdon

PO Box 432

Klamath Falls, OR 97602

Escrow No. MT99650-LW

Title No. 0099650

SWD r.020212

STATUTORY WARRANTY DEED

Smart Associates, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Richard N. Brogdon and Sydney F. Brogdon, as tenants by the entirety,

Grantee(s), the following described real property in the County of **Klamath** and State of Oregon free of encumbrances except as specifically set forth herein:

Government Lot 3, and the SE1/4 NW1/4 of Section 3, Township 34 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is **\$18,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

47ant

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 24 day of Jan, 2014.

Smart Associates, LLC, an Oregon Limited Liability Company

BY:

Rainie Gilford, Member

BY:

Terry Gilford, Jr., Member

State of GA
County of Fulton

/Rainie Gilford and Terry Gilford, Jr.
as members of/

This instrument was acknowledged before me on Jan 24, 2014 by Smart Associates, LLC, an Oregon Limited Liability Company.

(Notary Public for GA)

My commission expires Jul 25 2015

